

Iowa Department of Transportation  
ACQUISITION PLAT  
EXHIBIT "A" 1 OF 1

COUNTY LINN STATE CONTROL NO. \_\_\_\_\_  
PROJECT NO. NHSN-100-1(40)--2R-57 PARCEL NO. 94  
SECTION 6 TOWNSHIP 83N RANGE 7W  
ROW-FEE \_\_\_\_\_ AC EASE \_\_\_\_\_ AC EXCESS-FEE 0.65 AC  
ACCESS RIGHTS \_\_\_\_\_  
ACQUIRED FROM \_\_\_\_\_

P.I. STA. 1067+17.91  
ROAD CURVE DATA

$\Delta = 30^{\circ}43'46.24''$  RT.  
T = 1648.71'  
L = 3217.99'  
E = 222.40'  
R = 6000.00'

PRESENTLY ESTABLISHED  
WESTERLY RIGHT-OF-WAY LINE  
OF FORMER CHICAGO, ROCK ISLAND,  
& PACIFIC RAILROAD

LOT 2  
IRREGULAR SURVEY  
SW FRL 1/4 NW FRL 1/4  
SEC. 6-T83N-R7W

E P INTERSECT  
STA. 1068+50.16

FORMER CHICAGO, ROCK ISLAND  
& PACIFIC RAILROAD

PRIMARY ROAD NO. 1A. 100

ORIGINAL MAINLINE FORMER  
CHICAGO, MILWAUKEE, ST. PAUL  
& PACIFIC RAILROAD

FORMER CHICAGO, MILWAUKEE,  
ST. PAUL & PACIFIC RAILROAD

FORMER CHICAGO, MILWAUKEE,  
ST. PAUL & PACIFIC RAILROAD

SW FRL 1/4 NW FRL 1/4  
SEC. 6-T83N-R7W

LOT 3  
IRREGULAR SURVEY  
SW FRL 1/4 NW FRL 1/4  
SEC. 6-T83N-R7W

USHERS FERRY RD.

S. LINE  
SW 1/4 NW 1/4

FND. 1/2" REBAR  
W/YELLOW CAP #6019

FND. 1/2" REBAR  
FND. 1/2" REBAR  
W/RED CAP #11925

N. RIVER BLVD. NE

POINT OF COMMENCEMENT  
SW COR. SW FRL 1/4 NW FRL 1/4  
SEC. 6-T83N-R7W  
FND. S.C.M.

OUTLOT A  
OAK CREEK  
1ST ADDITION

FND. 1/2" REBAR  
W/YELLOW CAP #6019

PRESENTLY ESTABLISHED  
EASTERLY RIGHT-OF-WAY LINE  
OF FORMER CHICAGO, ROCK ISLAND,  
& PACIFIC RAILROAD

NW FRL 1/4 SW FRL 1/4  
SEC. 6-T83N-R7W

BEARING TABLE				
COURSE	BEARING	DISTANCE	(BEARING-R)	(DISTANCE-R)
POINT OF COMMENCEMENT				
1-19	S89°50'35"E	497.74'		
POINT OF BEGINNING				
19-20	N31°49'51"E	223.97'		
6-5	S16°25'36"W	103.56'		
5-4	S21°59'50"W	59.74'		
4-3	S68°00'10"E	18.42'		
3-17	S25°11'22"W	127.74'		
17-16	S35°15'12"W	53.24'		
16-15	S31°49'51"W	27.17'		
15-14	S17°54'48"W	63.74'		
14-13	S26°08'16"W	86.78'		
13-18	N57°26'14"W	90.40'		
18-19	N31°49'51"E	233.20'	(N32°14'30"E)	(234.13')

LEGEND:  
▲ FOUND SECTION CORNER AS NOTED  
● FOUND LOT CORNER AS NOTED  
( ) RECORD BEARING/DISTANCE

CURVE TABLE				
COURSE	RADIUS	LENGTH	CHORD LENGTH	CHORD BEARING
20-6	1382.70'	52.67'	52.66'	N30°44'22"E

ACQUISITION AREA:  
0.21 AC - SW FRL 1/4 NW FRL 1/4  
0.44 AC - NW FRL 1/4 SW FRL 1/4  
0.65 AC - TOTAL

N

DATED: 4/8/13 REVISED: 7/17/13 REVISED: 11/19/13



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.  
*Jeffrey R. Hutton* 11/20/13  
JEFFREY R. HUTTON LICENSE NO. 17929 DATE  
My license is subject to renewal on December 31, 2013.  
This certification applies only to the page upon which it appears.

SCALE: 1" = 200'  
0' 50' 100' 200'

**THE FEE SIMPLE TITLE GRANTED IS TO LAND DESCRIBED AS  
FOLLOWS:**

A Parcel of land within the former Chicago, Rock Island & Pacific Railroad right-of-way in the Southwest Fractional Quarter of the Northwest Fractional Quarter (SW Fr. 1/4 NW Fr. 1/4) and the Northwest Fractional Quarter of the Southwest Fractional (NW Fr. 1/4 SW Fr. 1/4) of Section Six (6), Township Eighty-three (83) North, Range Seven (7) West of the Fifth Principal Meridian, Linn County, Iowa lying south of the centerline of the former Chicago, Milwaukee, St. Paul and Pacific Railroad, said parcel being shown on Acquisition Plat Exhibit "A" (Sheet 1 of 1) attached hereto and by reference made a part hereof, more particularly described as follows:

Commencing at the southwest corner of the Southwest Fractional Quarter of the Northwest Fractional Quarter (SW Fr. 1/4 NW Fr. 1/4) of said Section 6; thence South 89°50'35" East along the south line of said Southwest Fractional Quarter of the Northwest Fractional Quarter (SW Fr. 1/4 NW Fr. 1/4) a distance of 497.74 feet to the presently established westerly right-of-way line of the former Chicago, Rock Island & Pacific Railroad and the Point of Beginning; thence North 31°49'51" East along said right-of-way 223.97 feet to the beginning of a 1382.70 foot radius curve concave northwesterly; thence northeasterly 52.67 feet along the arc of said curve and said westerly right-of-way with a chord that bears North 30°44'22" East, 52.66 feet; thence South 16°25'36" West, 103.56 feet; thence South 21°59'50" West, 59.74 feet; thence South 68°00'10" East, 18.42 feet; thence South 25°11'22" West, 127.74 feet; thence South 35°15'12" West, 53.24 feet; thence South 31°49'51" West, 27.17 feet; thence South 17°54'48" West, 63.74 feet; thence South 26°08'16" West, 86.78 feet; thence North 57°26'14" West, 90.40 feet to said westerly right-of-way; thence North 31°49'51" East (North 32°14'30" East-record) along said westerly right-of-way 233.20 feet (234.13 feet-record) to the Point of Beginning, containing 0.65 acres, more or less.

Linn County, Iowa  
NHSN-100-1(40) -2R-57  
Parcel 94  
Date: November 19, 2013

**Basis of Bearing:** The south line of the Southwest Fractional Quarter of the Northwest Fractional Quarter (SW Frl. 1/4 NW Frl. 1/4) of said Section 6 is assumed to bear South 89°50'35" East.

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